



Planning Commission Meeting  
February 17, 2021 5:30 PM

Virtual Meeting by ZOOM  
Meeting ID: 899 458 5295

Tim Haupert called the Planning Commission meeting to order at 5:30 p.m.

**PRESENT:** Mayor Cegelka, Jeff Adie, Kel Billings, Scott McColl, Tim Haupert

**OTHERS PRESENT:** Law Director Mark Marong, Building Commissioner Bob Rodic, Engineer Mike Henry, Ed Hannon representing HC Nationwide, Kevin O'Brien representing RELAM, Inc., Curtis and Kierra McClure, property owners of 7530 Pinecrest

**PUBLIC HEARING:**

**Public Hearing for the purpose to discuss approval of a Conditional Use Permit to allow outdoor storage of material, equipment and fleet vehicles at 7570 Bond Street, HC Nationwide LLC.**

The Public Hearing opened at 5:31 PM. There being no comments, the Public Hearing closed at 5:32 PM.

**Public Hearing for the purpose to discuss approval of a Conditional Use Permit to allow outdoor storage of material, equipment, and fleet vehicles at 7730 Bond Street, RELAM, Inc.**

The Public Hearing opened at 5:33 PM. There being no comments, the Public Hearing closed at 5:34 PM.

**Motion by Jeff Adie second by Scott McColl to approve the minutes of the January 20, 2021 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Haupert  
5 yeas – 0 nays**

**Motion carried**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

**REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE OUTDOOR STORAGE OF MATERIALS, EQUIPMENT, AND FLEET VEHICLES at 7570 BOND STREET, HC NATIONWIDE LLC.:**

Building Official Bob Rodic reported; The applicant, Edward Hannon President of HC Nationwide LLC located at 7570 Bond Street is requesting a renewal of a conditional use permit to allow for outdoor storage on the property. The property is zoned Limited Industrial District. Table 1139.02, Section 1139.02(7)(F) permits outside storage of materials and equipment in a limited industrial district as a conditional use by applying use-specific standards set forth in Section 1147.02(j). Section 1147.02(j) permits the issuance of a conditional use permit allowing the outdoor storage of materials by the Planning Commission for a 2-year period, and allows that the permit may be renewed, provided the outdoor storage is and remains in compliance with the conditions contained within the code and any additional conditions prescribed by the Planning Commission. Mr. Hannon has attached the outdoor storage questionnaire, a location survey of the lot and a survey showing the location of the storage of equipment, materials, and vehicles. An aerial view of the site, a designation of the landscaped areas, photographs of the landscaping and site area are also included. The plan complies with the specific use standards applied to the outdoor storage of materials.

Mr. Ed Hannon, President of HC Nationwide LLC commented; items being stored in the outside storage area are trucks, trailers, roofing equipment and tools. There will be no change as to what has been stored there in the past.

**Motion by Jeff Adie second by Kel Billings for approval of a Conditional Use Permit to allow the outdoor storage of materials, equipment, and fleet vehicles at 7570 Bond Street, HC Nationwide LLC.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert  
5 yeas – 0 nays**

**Motion carried**

**REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE OUTDOOR STORAGE OF MATERIALS, EQUIPMENT, AND FLEET VEHICLES AT 7730 BOND STREET, RELAM, INC.:**

Building Official Bob Rodic reported; The applicant, Kevin O'Brien, representing RELAM Inc. located at 7730 Bond Street is requesting a renewal of a conditional use permit to allow for outdoor storage on the property. The property is zoned Limited Industrial District. Table 1139.02, Section 1139.02(7)(F) permits outside storage of materials and equipment in a limited industrial district as a conditional use by applying use-specific standards set forth in Section 1147.02(j). Section 1147.02(j) permits the issuance of a conditional use permit allowing the outdoor storage of materials by the Planning Commission for a 2-year period, and allows that such permit may be renewed, provided the outdoor storage is and remains in compliance with the conditions contained within the code and any additional conditions prescribed by the Planning Commission. Attached to the application is the outdoor storage questionnaire, a boundary survey of the lot, an aerial view of the site, a designation of the outdoor storage area, and a photograph of the screening. The plan complies with the specific use standards applied to the outdoor storage of materials.



Mr. Kevin O'Brien commented; the materials and equipment stored in the outside storage area are the same as what has been stored in the past and will not change.

Tim Hauptert commented; the screening on the right side of the gates looks like it needs replaced. Mr. O'Brien stated he will be replacing the screening in the gates.

**Motion by Scott McColl second by Jeff Adie for approval of a Conditional Use Permit to allow the outdoor storage of materials, equipment, and fleet vehicles at 7730 Bond Street, RELAM, Inc conditioned upon reinstalling the green screen in the gates.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert  
5 yeas – 0 nays**

**Motion carried**

### **REQUEST FOR APPROVAL OF A RESIDENTIAL LANDSCAPE PLAN AT 7530 PINECREST LANE:**

Building Official Bob Rodic reported; The applicant, Curtis McClure, owner of the property at 7530 Pinecrest Lane is seeking approval of a landscape plan associated with the construction of a new single-family dwelling on the property. The property is located in the Country Home District. Chapter 1159.02(a) requires that new construction of a residential dwelling shall be required to prepare a landscape plan in compliance with Chapter 1310 of the Building Code. The applicant has submitted a materials list in addition to the landscape plan specifying quantities, etc. Section 1310.01(a)(1) requires the minimum landscaping to be installed upon the deforested portion of a lot to be either sod lawn or lawn seeded for an appropriate type of grass in a sufficient base of topsoil to allow proper rooting. The submitted plan complies by showing a lawn area. Included in the application is a landscape plan depicting the materials, images of the plant material, recommendations from the Village Landscape Architectured, and the HOA approval.

**Motion by Kel Billings second by Jeff Adie for approval of a residential landscape plan at 7530 Pinecrest Lane.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl  
1-Abstain- Hauptert  
4 yeas – 0 nays**

**Motion carried**

### **REQUEST FOR SITE APPROVAL OF AN ADA RAMP AND STAIR IMPROVEMENTS AT 7360 AUSTIN POWDER DRIVE:**

Building Official Bob Rodic reported; The Village of Glenwillow, owner of the Village Hall Annex Building located at 7360 Austin Powder Road, is seeking site approval of improvements related to a 5'-0" wide ADA-compliant ramp that will be constructed along the north side of the building from the rear parking area to the existing front porch deck. The improvements will also include a canopy roof over the stairs on the rear of the building and new stairs for the front porch deck. The front entry door will be replaced with an ADA-compliant entry system and will include skylights. The ramp, stairs and canopy

roof are of wood construction. The property is zoned Village Center Business District. The application includes construction documents, a site plan, and photographs of the existing structure. The Village Architect, Roberto Pinedo, recommended using lattice screening around the lower portion of the deck.

Engineer Mike Henry commented; the Village has gone through the process to try and make the Annex building handicap accessible. The Village applied for a Community Development Block Grant and received \$150,000. The project consists of an ADA ramp installed along the north side of the building and will come out along the west side to the rear parking lot. In the rear of the building there is a proposed awning over entrance. The ramp currently in the front of the building is not ADA accessible and will be removed. The front railings along the steps will be replaced with white spindles to match the rest of the building and the front door will be replaced with an automatic door.

Jeff Adie questioned if the air conditioning unit on the north side will need to be removed. Mike Henry replied, there is enough room for it to remain and the trees are also not an obstruction.

Tim Hauptert asked what the timeline is for the project. Mike Henry stated it is projected to be finished by the end of March.

**Motion by Jeff Adie second by Kel Billings for site approval of an ADA ramp and stair improvements at 7360 Austin Powder Drive.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert  
5 yeas – 0 nays**

**Motion carried**

**ADOPTION OF ORDINANCE 2021-02-04 ADOPTING THE “ZONING MAP OF THE VILLAGE OF GLENWILLOW” OF THE CODIFIED ORDINANCES AS REFERRED BY VILLAGE COUNCIL ON FEBRUARY 10, 2021:**

Law Director Mark Marong reported; Ordinance 2021-2-4 adopting the “Zoning Map of the Village of Glenwillow” of the Codified Ordinances was referred by Village Council to the Planning Commission. This map is currently on file with the Building Department. This changes are updating addresses, lot splits and consolidations. There are no zoning changes being made. Tonight, a motion needs to be made to refer the item back to Council, there will be a Public Hearing and Council can then pass. Mayor Cegelka commented if the new construction address at 7530 Pinecrest can be added. Mark Marong commented; when making the motion add amending the map to show the new construction address on Pinecrest.

**Motion by Mayor Cegelka second by Scott McColl to refer the adoption of Ordinance 2021-2-4 adopting the “Zoning Map of the Village of Glenwillow” back to Council for consideration amended to show 7530 Pinecrest where PPN 99112024 is shown.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert  
5 yeas – 0 nays**

**Motion carried**

Jeff Adie noticed the sidewalk in front of 7530 was damaged due to the new construction. He questioned if it is the builder or the homeowner’s responsibility. Bob Rodic will follow up with the builder and homeowner and the Law Director will look into it.

#### **ADJOURNMENT**

There being no further business to come before the Planning Commission, motion Kel Billings seconded by Jeff Adie to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:15 p.m.

  
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Planning Commission

3/17/21

  
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Planning Commission Secretary-Lori A. Kovach